

This document was prepared
(with the advice of Illinois counsel) by:

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AFTER RECORDING RETURN TO:

Fern Zittler
120 Madison Street
Suite 1212
Chicago, Illinois 60602

RECORDER TITLE INSURANCE

SPECIAL WARRANTY DEED
(Chestnut Galleria, Chicago, Illinois)

WHCLI REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantor"), whose address is c/o Archon Group, 600 Las Colinas Boulevard, Suite 1900, Irving, Texas 75039, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents SELL AND CONVEY unto American National Bank as Trustee U/T/A 124667-02 dated November 18, 1998 ("Grantee"), whose address is Land Trust Department, Lower Level, 120 S. LaSalle Street, Chicago, Illinois 60603, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Cook, in the State of Illinois which is legally described on Exhibit A attached hereto and incorporated herein by reference, subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantee and its successors and assigns forever, subject to the Permitted Exceptions, said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and its heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 9th day of ~~March~~, 1999.
April

WHCLI REAL ESTATE LIMITED PARTNERSHIP,
a Delaware limited partnership

By: WHCLI Gen-Par, Inc.,
a Delaware corporation,
its general partner

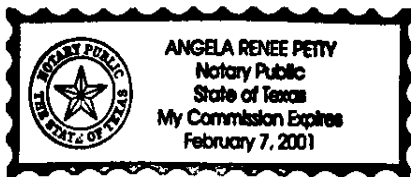
By: Marilyn Franklin
Name: Marilyn Franklin
Title: Asst. Vice President

Property of COX
Clerk's Office

STATE OF TEXAS)
COUNTY OF DALLAS)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Marilyn Franklin personally known to me to be the Asst. Vice Pres. of WHCLI Gen-Par, Inc., a Delaware corporation, the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act on behalf of the corporation, in its capacity as general partner of WHCLI Real Estate Limited Partnership, a Delaware limited partnership, for the use and purposes therein set forth.

Given under my hand and notarial seal this 9th day of ~~March~~, April 1999.



Angela Renee Petty
Notary Public

My commission expires: 2/7/2001

Mail to:
Fern Zittler
180 W. Madison
Suite 1212
Chicago, IL 60602



EXHIBIT A

Legal Description

PARCEL 1:

THE NORTH 43 FEET OF LOT 2 IN THE SUBDIVISION OF BLOCK 18 IN CANAL TRUSTEES SUBDIVISION IN THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 AND 2 IN LARSON'S SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF BLOCK 18 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE 14 FOOT WIDE PRIVATE ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 AND 2, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

SUB-LOT 4 OF LOT 1 IN BLOCK 18 IN CANAL TRUSTEE'S SUBDIVISION OF SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL OF THAT PART OF THE PRIVATE ALLEY ADJOINING AND LYING SOUTH, SOUTHEAST AND EAST OF SAID SUB-LOT 4, EXCEPTING THEREFROM THE EAST 5 FEET OF SAID PRIVATE ALLEY, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 3 IN THE SUBDIVISION OF LOT 1 IN BLOCK 18 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE 14 FOOT WIDE PRIVATE ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 3, IN COOK COUNTY, ILLINOIS.

CONTAINING IN THE AGGREGATE 15,972 SQUARE FEET OF LAND, MORE OR LESS.

PTN: 17-03-233-001, 17-03-233-006,
17-03-233-007, 17-03-233-008

EXHIBIT B

Permitted Exceptions

1. Taxes or special assessments for the year 1999 and subsequent years.
2. Encroachments shown on that certain Plat of Survey No. 9809006 last revised January 4, 1999 by Chicago Guarantee Survey Company.
3. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
4. Agreement made by P. Louis Biegler with Henry Keilman dated April 9, 1890 and recorded April 4, 1890 as Document No. 1,247,034 in the records of Cook County, Illinois.
5. Agreement made by P. Louis Biegler with Walter A. Holbrook recorded December 21, 1895 as Document No. 2,324,257 in the records of Cook County, Illinois.
6. Interest in, potential liability arising from, and defense of, the following two (2) lawsuits:
(a) Therapeutic Showers, Inc. d/b/a Victor's European Spa v. Confederation Life Insurance Company, No. 98 CH 15477, filed in the Circuit Court of Cook County, Illinois, County Department, Chance v Division; and (b) WHCLI Real Estate Limited Partnership v. Therapeutic Showers, Inc. d/b/a Victor's European Spa, No. 99 M1 703639, filed in the Circuit Court of Cook County, Illinois, Municipal Department, First District and any and all future claims relating to the facts and circumstances in such lawsuits.